058.0	0001	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,700 /	718,700
					USE VALUE:	718,700 /	718,700
					ASSESSED:	718,700 /	718,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINKER BETH SPANIER &	
Owner 2:	HAMILTON KELLY K	
Owner 3:		
Street 1:	10 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	STANTON JOHN/TOMSYCK PATRICIA -
Owner 2:	TRS/ 10 SUNSET RD TRUST -
Street 1:	10 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,771 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4771.000	324,500		394,200	718,700
Total Card	0.110	324,500		394,200	718,700
Total Parcel	0.110	324,500		394,200	718,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.09 | /Parcel: 443.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38113
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,500	0	4,771.	394,200	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	248,400	0	4,771.	388,600	637,000	637,000	Year End Roll	1/3/2019
2018	101	FV	248,400	0	4,771.	298,500	546,900	546,900	Year End Roll	12/20/2017
2017	101	FV	248,400	0	4,771.	281,600	530,000	530,000	Year End Roll	1/3/2017
2016	101	FV	248,400	0	4,771.	259,000	507,400	507,400	Year End	1/4/2016
2015	101	FV	235,000	0	4,771.	242,100	477,100	477,100	Year End Roll	12/11/2014
2014	101	FV	211,100	0	4,771.	223,000	434,100	434,100	Year End Roll	12/16/2013
2013	101	FV	211,100	0	4,771.	223,000	434,100	434,100		12/13/2012

!4936!

PRINT

Date	Time
12/10/20	19:53:51

LAST REV

Date	Time
10/02/18	15:49:12

mmcmakin

4936

USER DEFINED

Prior Id # 1:	38113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANTON JOHN/TO	62921-70		11/13/2013		552,000	No	No		
STANTON JOHN JA	52365-73		3/9/2009	Family	10	No	No		
	9570-48		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2005	308	Re-Roof	7,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	345	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Meas/Inspect	277	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4771		Sq. Ft.	Site		0	70.	1.18	6									394,191						394,200	

Total AC/HA: 0.10953 | Total SF/SM: 4771 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,191 | Spl Credit | Total: 394,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29734898
Const Adj.:	0.98294199
Adj $ / SQ:	165.778
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398640
Depreciation:	74147
Depreciated Total:	324493

COMMENTS

SCUTTLE.. LEDGE IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

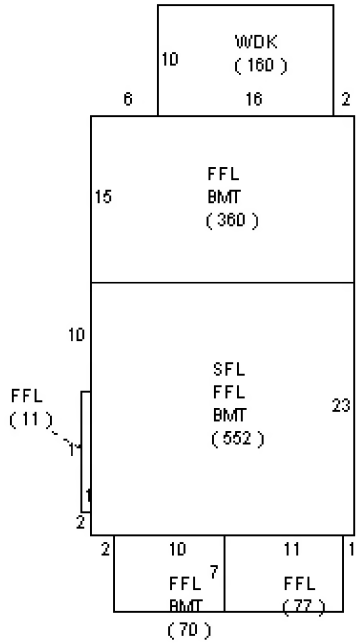
No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.78
Special Features:	0	Val/Su Net:	126.36
Final Total:	324500	Val/Su SzAd	200.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,070	165.780	177,383
BMT	Basement	786	49.730	39,071
SFL	Second Floor	552	165.780	91,510
WDK	Deck	160	12.040	1,927

Net Sketched Area:	2,568			Total:	309,891
Size Ad	1622	Gross Are	2764	FinArea	1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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